

**CITY OF NORTH BEND PLANNING COMMISSION**  
**- ACTION MEETING MINUTES -**  
Thursday, December 11, 2014 at 7:00 PM  
Senior Center, 411 Main Ave. S., North Bend, WA 98045

*Please Note: A complete audio recording of this meeting is available on the City of North Bend website, [www.northbendwa.gov](http://www.northbendwa.gov), under: Government - Boards & Commissions - Planning Commission - Meeting Audio*

**CALL TO ORDER**

The meeting was called to order at 7:00 PM.

**ROLL CALL**

Planning Commissioners present: Gary Fancher, Elizabeth Gildersleeve, Jim Luckey, Rob McFarland (Chair), Dick Ryon, and Curtis von Trapp. Brenden Elwood was unable to attend, and has been excused from tonight's meeting. City Staff present: Mike McCarty, Senior Planner; Lynn Fredenburg, Associate Planner; Gina Estep, Community & Economic Development Director

**AGENDA ITEM #2: Approval of November 13, 2014 Minutes**

The November 13, 2014 Minutes will be provided for review at the next Planning Commission Meeting.

**AGENDA ITEM #3: Public Comment on Non Agenda Items (Limited to 3 Minutes per Person)**

At 2 minutes, 33 seconds Travis Bridgman, 713 Ogle Ave. NE, North Bend, WA, spoke.

At 4 minutes, 36 seconds Andre Lavingar (*spelling uncertain*), who stated he lives on the South Fork of the Snoqualmie River (*did not provide an address*), spoke.

**AGENDA ITEM #4: Comprehensive Plan Land Use Map and Zoning Map Amendments – Public Hearing**

1. Park Street – HDR (with Limited Commercial Overlay) revised to DC
2. 4<sup>th</sup> Street – NB revised to DC
3. Orchard Drive – 3 LDR parcels revised to HDR
4. E. North Bend Way Torguson Park to Thrasher – LDR revised to HDR with Limited Commercial Overlay
5. SE 140<sup>th</sup> – Certain NB parcels revised to LDR
6. E. NB Way – 4 parcels revised from NB to EP-2
7. Between SE Cedar Falls Way to E. NB Way – CR revised to HDR
8. Certain LDR parcels in Floodplain of the South Fork Snoqualmie River – new Constrained Residential Zone (1/2 acre lot size)

Chair McFarland opened the Public Hearing at 7:10 PM, and described the Public Hearing process for tonight's meeting.

1. Park Street – HDR (with Limited Commercial Overlay) revised to DC

Mike McCarty gave some background information on the update to the Comprehensive Plan. Mr. McCarty briefed the Commissioners and guests on this particular zoning map amendment.

At 15 minutes, 58 seconds Carey Bailey (*spellings uncertain*), who stated he lives off of 415<sup>th</sup> Way SE, made comment.

1 Chair McFarland asked if any of the Commissioners have a conflict of interest or a financial or personal issue  
2 with any one of the Amendments being discussed tonight, to please disclose and state whether they can deliberate  
3 the subject objectively.

4  
5 Commissioner Luckey stated that he has property he owns on Park Street, and will not vote on this subject, if a  
6 vote is called for.

7  
8 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #1 proposal.

9  
10 Chair McFarland asked if anyone would like to provide comment on Amendment #1. No one from the public  
11 spoke.

12  
13 **2. 4th Street – NB revised to DC**

14 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #2 proposal.

15  
16 Chair McFarland asked if anyone would like to provide comment on Amendment #2. No one from the public  
17 spoke.

18  
19 **3. Orchard Drive – 3 LDR parcels revised to HDR**

20 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #3 proposal.

21  
22 Chair McFarland asked if anyone would like to provide comment on Amendment #3.

23  
24 At 23 minutes, 24 seconds Greg Brawnabin (*spellings uncertain*), who stated he owns property on Orchard Drive  
25 (*did not provide an address*), spoke.

26  
27 At 24 minutes, 45 seconds Steve Theodore, 460 SE 5<sup>th</sup> St., North Bend, spoke.

28  
29 At 27 minutes, 10 seconds a gentleman spoke who identified himself only as ‘Wilson’, and stated he lives on SE  
30 5<sup>th</sup> St. (*did not provide an address*), spoke.

31  
32 No one else spoke from the audience on Amendment #3.

33  
34 **4. E. North Bend Way Torguson Park to Thrasher – LDR revised to HDR with Limited Commercial**  
35 **Overlay**

36 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #4 proposal.

37  
38 Chair McFarland asked if anyone would like to provide comment on Amendment #4.

39  
40 At 29 minutes, 56 seconds Don Torguson, 790 E. North Bend Way, North Bend, spoke.

41  
42 At 31 minutes, 21 seconds Greg Rothe, 129 Thrasher Ave. NE, North Bend, spoke.

43  
44 No one else spoke from the audience on Amendment #4.

45  
46 **5. SE 140th – Certain NB parcels revised to LDR**

47 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #5 proposal.

48  
49 Chair McFarland asked if anyone would like to provide comment on Amendment #5. No one from the public  
50 spoke.

51  
52 **6. E. NB Way – 4 parcels revised from NB to EP-2**

53 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #6 proposal.

54  
55 Chair McFarland asked if anyone would like to provide comment on Amendment #6.

1  
2 At 37 minutes, 22 seconds Tom Weber, 48970 SE Middle Fork Road, North Bend, spoke.

3  
4 No one else spoke from the audience on Amendment #6.

5  
6 **7. Between SE Cedar Falls Way to E. NB Way – CR revised to HDR**

7 At 38 minutes, 52 seconds an unidentified woman whose name could not be determined by the audio recording,  
8 and who stated she lives in the LaForest Homes neighborhood, spoke.

9  
10 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #7 proposal.

11  
12 Chair McFarland asked if anyone else would like to provide comment on Amendment #7.

13  
14 At 42 minutes, 30 seconds Cory Brannon, 1040 LaForest Dr. SE, North Bend, spoke.

15  
16 At 44 minutes, 13 seconds Nathan Quinton, 42901 SE North Bend Way, North Bend, spoke.

17  
18 At 46 minutes, 22 seconds Mike Garske, 43125 SE North Bend Way, North Bend, spoke.

19  
20 At 48 minutes, 28 seconds Greg Rothe, 129 Thrasher Ave. NE, North Bend, spoke.

21  
22 At 49 minutes, 28 seconds Dawn Andrews, and who stated she lives on SE 5<sup>th</sup> St. (*did not provide an address*),  
23 spoke.

24  
25 At 49 minutes, 53 seconds Tom Weber, 48970 SE Middle Fork Road, North Bend, spoke.

26  
27 No one else spoke from the audience on Amendment #7.

28  
29 **8. Certain LDR parcels in Floodplain of the South Fork Snoqualmie River – new Constrained**  
30 **Residential Zone (1/2 acre lot size)**

31 Mr. McCarty briefed the Commissioners and guests concerning the Amendment #8 proposal.

32  
33 Chair McFarland asked if anyone would like to provide comment on Amendment #8.

34  
35 At 53 minutes, 35 seconds Thomas Marum, 13204 - 412<sup>th</sup> Way SE, North Bend, spoke.

36  
37 At 58 minutes, 25 seconds Warren Halverson, and who stated he lives in Bellevue but his mother-in-law lives in  
38 North Bend (*did not provide an address*), spoke.

39  
40 At 1 hour, 1 minute and 25 seconds Kerry Bailey, and who stated he lives on SE 415<sup>th</sup> Way (*did not provide an*  
41 *address*), spoke.

42  
43 At 1 hour, 3 minutes and 31 seconds Roy Baker, 12530 – 421<sup>st</sup> Ave. SE (Brookside Acres), spoke.

44  
45 At 1 hour, 6 minutes and 14 seconds Brittany Varley (*spelling uncertain*), and who stated she lives on 423<sup>rd</sup> Ave.  
46 SE (*did not provide an address*), spoke.

47  
48 No one else spoke from the audience on Amendment #8.

49  
50 Chair McFarland said he would read from the sign-up sheet of people who wish to speak at tonight's hearing,  
51 recognizing that many people already spoke on a specific Amendment, to make certain everyone who wished to  
52 speak has had an opportunity to do so.

53  
54 At 1 hour, 8 minutes and 14 seconds Don Torguson, 790 E. North Bend Way, North Bend, spoke.

At 1 hour, 9 minutes, 13 seconds Greg Rothe, 129 Thrasher Ave. NE, North Bend, spoke.

At 1 hour, 10 minutes, 0 seconds Steve Theodore, 460 SE 5<sup>th</sup> St., North Bend, spoke.

At 1 hour, 10 minutes, 56 seconds a gentleman spoke whose name was unidentifiable, and who stated he lives on SE 5th St. (did not provide an address), spoke.

At 1 hour, 12 minutes, 10 seconds Dawn Andrews, and who stated she lives on SE 5<sup>th</sup> St. (did not provide an address), spoke.

At 1 hour, 13 minutes, 1 second a women spoke who did not give her name, and who stated she lives in the LaForest Homes neighborhood, (did not provide an address), spoke.

Chair McFarland explained the next steps in the process for tonight's meeting to the guests in attendance. Chair McFarland asked if anyone else in attendance wished to speak on any of the Amendment proposals. No one from the audience spoke.

At 8:16 PM, Chair McFarland closed the Public Hearing.

**AGENDA ITEM #5: Planning Commission deliberation and possible recommendation on the above.**

Chair McFarland asked the Commissioners if they feel they are prepared to make a decision on one or more of the Amendments discussed at tonight's Hearing. There was a consensus from the Commissioners that they wish to take up each proposed Amendment individually, and that they will then be able to make decisions on one or more of the proposed Amendments.

There was discussion between the Commissioners and city staff on the Amendments proposed. Chair McFarland said he would bring up each proposed Amendment in the original order for discussion and a possible recommendation and Motion.

**1. Park Street – HDR (with Limited Commercial Overlay) revised to DC**

There was discussion between the Commissioners on proposed Amendment #1. Chair McFarland asked if there was a Motion on this proposed Amendment. Commissioner Fancher motioned to Approve proposed Amendment #1: Park Street – HDR (with Limited Commercial Overlay) revised to DC. Commissioner von Trapp seconded the Motion.

The vote was 4-0 (Luckey, McFarland Abstained) to Approve the Motion.

Chair McFarland said he would not vote on any of the proposed Amendments unless a tie-breaker is needed.

**2. 4th Street – NB revised to DC**

There was discussion between the Commissioners and city staff on proposed Amendment #2. Chair McFarland asked if there was a Motion on this proposed Amendment. Commissioner Ryon motioned to Approve proposed Amendment #2: 4th Street – NB revised to DC. Commissioner Fancher seconded the Motion.

The vote was 5-0 (McFarland Abstained) to Approve the Motion.

**3. Orchard Drive – 3 LDR parcels revised to HDR**

There was discussion between the Commissioners and city staff on proposed Amendment #3. Chair McFarland asked if there was a Motion on this proposed Amendment. Commissioner Luckey motioned to Approve proposed Amendment #3: Orchard Drive – 3 LDR parcels revised to HDR. Commissioner Ryon seconded the Motion.

The vote was 5-0 (McFarland Abstained) to Approve the Motion.

1       **4. E. North Bend Way Torguson Park to Thrasher – LDR revised to HDR with Limited Commercial**  
2               **Overlay**

3       There was discussion between the Commissioners and city staff on proposed Amendment #4. Chair McFarland  
4       asked if there was a Motion on this proposed Amendment. Commissioner Luckey motioned to Approve proposed  
5       Amendment #4: E. North Bend Way Torguson Park to Thrasher – LDR revised to HDR with Limited  
6       Commercial. Commissioner Fancher seconded the Motion.

7  
8       Commissioner Luckey wants to clarify to Council that this item has been recommended by the Planning  
9       Commission three times already.

10  
11      The vote was 5-0 (McFarland Abstained) to Approve the Motion.

12  
13      **5. SE 140th – Certain NB parcels revised to LDR**

14      There was discussion between the Commissioners and city staff on proposed Amendment #5. Chair McFarland  
15      asked if there was a Motion on this proposed Amendment. Commissioner Fancher motioned to Approve  
16      proposed Amendment #5: SE 140th – Certain NB parcels revised to LDR. Commissioner Ryon seconded the  
17      Motion.

18  
19      The vote was 5-0 (McFarland Abstained) to Approve the Motion.

20  
21      **6. E. NB Way – 4 parcels revised from NB to EP-2**

22      Commissioner Luckey motioned to Approve proposed Amendment #6: E. NB Way – 4 parcels revised from NB  
23      to EP-2. Commissioner von Trapp seconded the Motion.

24  
25      The vote was 5-0 (McFarland Abstained) to Approve the Motion.

26  
27      **7. Between SE Cedar Falls Way to E. NB Way – CR revised to HDR**

28      There was discussion between the Commissioners and city staff on proposed Amendment #7. Chair McFarland  
29      asked if there was a Motion on this proposed Amendment. Commissioner Luckey motioned to Table this  
30      Amendment #7: Between SE Cedar Falls Way to E. NB Way – CR revised to HDR, to the next meeting.  
31      Commissioner Fancher seconded the Motion.

32  
33      The vote was 5-0 (McFarland Abstained) to Approve Tabling Amendment #7 to the next Planning Commission  
34      Meeting.

35  
36      **8. Certain LDR parcels in Floodplain of the South Fork Snoqualmie River – new Constrained**  
37               **Residential Zone (1/2 acre lot size)**

38      There was discussion between the Commissioners and city staff on proposed Amendment #8. Chair McFarland  
39      asked if there was a Motion on this proposed Amendment. Commissioner Gildersleeve motioned to Approve  
40      proposed Amendment #8: Certain LDR parcels in Floodplain of the South Fork Snoqualmie River – new  
41      Constrained Residential Zone (1/2 acre lot size). Commissioner Fancher seconded the Motion.

42  
43      Commissioner Fancher asked that staff clarify Mr. Bailey's lot before making the final packet from staff.

44  
45      The vote was 5-0 (McFarland Abstained) to Approve the Motion.

46  
47      Chair McFarland asked the Commissioners if they had any additional questions or comments.

48  
49      Commissioner Fancher asked if the city has a capacity analysis to know what our growth can be for the next ten  
50      years. Mr. McCarty said that is the next step.

51  
52      Chair McFarland asked if the city allows or gives permits to the business owners on McClellan Street to block off  
53      or assign parking spaces, or is it public parking along that street. Gina Estep answered that staff would have to  
54      check on the city code. Chair McFarland said that he had noticed one business assigning parking spaces.

1 **ADJOURNMENT**

2 The meeting was adjourned at 9:30 PM.

3  
4 **NEXT PLANNING COMMISSION MEETING:**

5 The next Planning Commission meeting will be held January 8, 2015 at the City Hall Conference Room.

6  
7 ATTEST:

8  
9  
10 \_\_\_\_\_  
11 Rob McFarland (Chair)

\_\_\_\_\_  
Mike McCarty, City of North Bend